Karen Johnson Davidson County
Batch# 723239 DEEDQC
09/24/2021 11:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210924-0128539

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | **CHURCHILL TITLE SOLUTIONS**<br>4501 Charlotte Park Drive<br>Suite 120<br>Charlotte, NC 28217 | Juanita Michelle Shaw and<br>Robert Antonio Shaw<br>1813 Meadow Cliff<br>Nashville, TN 37210 |

Order Number: CTSL-HR60TN

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Juanita Michelle Shaw, f/k/a Juanita M. Thigpen, married to Robert Antonio Shaw,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Juanita Michelle Shaw and Robert Antonio Shaw, Wife and Husband,** whose address is 1813 Meadow Cliff , Nashville, TN 37210, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 22 on the Plan of Belle Acres, Section One, of record in Book 5200, Page 144 and amended in Book 5200, Page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters of record on plat in Plat Book 5200, Page 144 and amended in Book 5200, Page 227, Register's Office for Davidson County.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 095-05-0A-022-00
Street address of property: 1813 Meadow Cliff , Nashville, TN 37210

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20021217-0155481in the Register's Office, Davidson County, Tennessee.

Signed this 13th day of September, 2021.

Signature of Grantors:

Juanita Michelle Shaw, f/k/a Juanita M. Thigpen

Juanita Michelle Shaw, f/k/a
Juanita M. Thigpen

Robert Antonio Shaw

Robert Antonio Shaw

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 13th day of September, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Juanita Michelle Shaw, f/k/a Juanita M. Thigpen and Robert Antonio Shaw known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Latoya Crutcher

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

---

commission exp date: 7/9/24

LATOYA CRUTCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel Number: 095-05-0A-022-00
Street address of property: 1813 Meadow Cliff, Nashville, TN 37210

Oath of Consideration

I or we, Juanita Michelle Shaw Robert Antonio Shaw the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 13th day of September, 2021.

Signatures of Affiant(s): Juanita Michelle Shaw

Robert Antonio Shaw

Sworn and subscribed before me this 13th day of September, 2021.

Latoya Crutcher
Notary Public

commission exp date: 7/9/24

LATOYA CRUTCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ana Gomez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-13-2021.

Date

Ana V Gomez

Affiant Signature

9-17-2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 17 day of September, 2021.

Notary's Signature

CHRISTINA LUONG
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 6/17/2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)